

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/239 Burke Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$710,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/47 Grant St MALVERN EAST 3145	\$830,000	20/10/2018
2	4/1 Howard St GLEN IRIS 3146	\$820,000	01/12/2018
3	2/34 Mcarthur St MALVERN 3144	\$805,000	27/10/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



6/47 Grant St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$830,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: Unit



4/1 Howard St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Unit



2/34 Mcarthur St MALVERN 3144 (REI/VG)

Agent Comments

3 1 1

Price: \$805,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)